



herbert r thomas

11 Coychurch Road
Gardens
Bridgend, CF31 3AS

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11 Coychurch Road Gardens

Asking price **£189,950**

A three-bedroom 1930s semi-detached home with a full-width rear extension, offering generous living space and a central Bridgend location.

Three-bedroom semi-detached 1930s home

Full-width rear extension with sliding patio doors

Lounge with feature fireplace

Spacious principal bedroom with fitted units

Two additional bedrooms

Rear garden laid to lawn

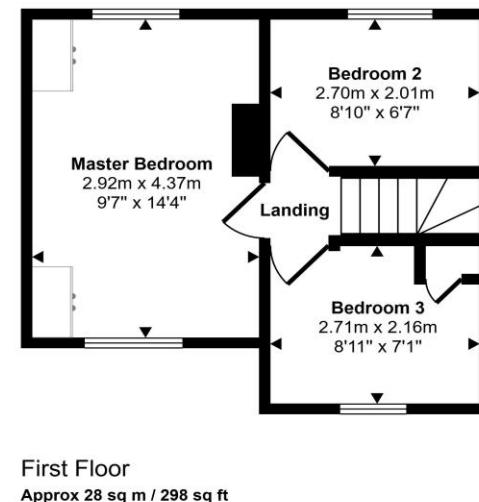
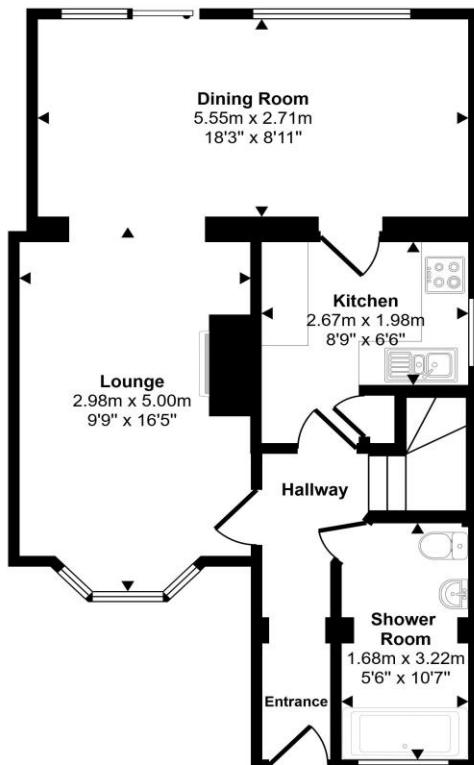
Central location close to town, transport links and sought-after schools





Situated on Coychurch Road Gardens, this traditional 1930s semi-detached property offers generous living accommodation thanks to a full-width rear extension, while still retaining its original layout and character. Ideally positioned within walking distance of Bridgend town centre, local schools, supermarkets and rail links, it provides excellent convenience for both families and commuters.

Approx Gross Internal Area
78 sq m / 839 sq ft



The ground floor comprises a central hallway giving access to the shower room, kitchen and lounge. The shower room is fitted with a three-piece suite including a large shower cubicle, wash hand basin and WC. The lounge is positioned at the front of the home and features a decorative fireplace, opening through to the extended rear living area. This full-width extension provides a spacious second reception area

with sliding patio doors leading directly onto the garden, along with a window and a further door offering access into the kitchen. The kitchen is fitted with a range of units, plumbing for appliances, a built-in oven, four-ring gas hob and stainless-steel sink unit.

Upstairs, the property benefits from a generous principal bedroom at the front, complete with fitted units. Two further bedrooms are accessed from the landing, offering flexibility for family use, a home office or guest space.

Externally, the property is approached via a walled and gated entrance with a concrete pathway leading to the front door. The rear garden is laid mainly to lawn. Viewings of the property are highly recommended.





Tenure

Freehold

Services

All mains services
Council Tax Band C
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

From our branch in Bridgend, head south down Derwen Road, bearing left. Follow the hill up to the first set of traffic lights and bear right onto Tremains Road, passing the Audi garage on the left-hand side. Continue to the next set of traffic lights and bear right again. Proceed straight over the following set of lights, passing Asda on the right. Take the next right, then the immediate next right onto Cwchurh Road Gardens.

Viewing strictly by appointment through Herbert R Thomas

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AWAITING EPC

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

